

101.0

0005

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

801,800 / 801,800

USE VALUE:

801,800 / 801,800

ASSESSED:

801,800 / 801,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CAMPBELL PATRICIA

Owner 2:

Owner 3:

Street 1: 31 TOMAHAWK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: CAMPBELL PAUL R & BONNIE C -

Owner 2: -

Street 1: 31 TOMAHAWK RD

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Vinyl Exterior and 2156 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8174		Sq. Ft.	Site		0	70.	0.81	4									465,652						465,700	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct		
Use Code	Land Size	Building Value	Yard Items			Land Value	Total Value				65155		
101	8174.000	336,100				465,700	801,800				GIS Ref		
Total Card	0.188	336,100				465,700	801,800	Entered Lot Size			GIS Ref		
Total Parcel	0.188	336,100				465,700	801,800	Total Land:			Insp Date		
Source:	Market Adj Cost		Total Value per SQ unit /Card:			371.89	/Parcel:	371.89	Land Unit Type:			08/21/18	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	336,100	0	8,174.	465,700	801,800		Year end	12/23/2021
2021	101	FV	336,100	0	8,174.	465,700	801,800		Year End Roll	12/10/2020
2020	101	FV	336,100	0	8,174.	465,700	801,800		801,800 Year End Roll	12/18/2019
2019	101	FV	280,100	0	8,174.	465,700	745,800	745,800 Year End Roll		1/3/2019
2018	101	FV	279,500	0	8,174.	399,100	678,600	678,600 Year End Roll		12/20/2017
2017	101	FV	279,500	0	8,174.	372,500	652,000	652,000 Year End Roll		1/3/2017
2016	101	FV	279,500	0	8,174.	319,300	598,800	598,800 Year End		1/4/2016
2015	101	FV	252,300	0	8,174.	286,000	538,300	538,300 Year End Roll		12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL PAUL R	64784-145		1/12/2015	Family	350,000	No	No		
	17157-185		7/1/1986		290,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/1997	498	Manual	4,000					REROOF
4/11/1994	109		2,500					REMODEL KIT CEILIN

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	CC	Chris C
2/10/2009	Meas/Inspect	189	PATRIOT
11/16/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
7/30/1998		PM	Peter M

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
	% AC:
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

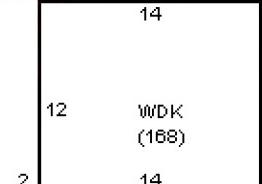
MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
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SKETCH



RESIDENTIAL GRID

OTHER FEATURES

ENDO INFORMATION

Totals RM: 6 BR: 3 Baths: 1 HB: 1

l Units:

REMODELING	RES BREAKDOWN				
	No	Unit	RMS	BRS	FL
Exterior:			1	6	3
Interior:					
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
			Totals		
			1	6	3

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:			Before Depr:	139.66
Special Features:	0		Val/Su Net:	111.07
Final Total:	336100		Val/Su SzAd	231.16

SUB AREA

SUB AREA DETAIL

AssessPro Patriot Properties, Inc

